

of the guardian or next friend of such infant, decree the conveyance of any interest, estate or term of years of such infant in any lands or real estate by way of mortgage, in such form and on such conditions as the court may direct; and the court may direct the guardian of such infant to execute such conveyance. The provisions of this section are to apply to the interest or estate which any infant may hold in common or jointly with any person of full age, and to all interests or estates to which any infant may be entitled in reversion, remainder or otherwise, and the court may decree that the interest of the tenant of the particular estate, or the holder of the prior remainders may be mortgaged with the consent of such tenant or holder.

An. Code, sec. 60. 1904, sec. 56. 1888, sec. 51. 1831, ch. 311, secs. 2, 3. 1835, ch. 380, secs. 5, 9.

**62.** Where an infant is entitled to any lands or tenements, or chattels real, or is entitled to any particular estate for life or for years, or otherwise, or to a remainder or reversion, or executory devise, or if an infant be entitled to any trust or use in or out of such lands, real estate or chattels real, or the rents, issues and profits thereof, in all such cases the court, on petition of the guardian or next friend, and on being satisfied by proof as in cases where a guardian applies for the sale of an infant's real estate, that it would be advantageous for said infant to demise such lands, real estate or chattels real, may decree that the same be demised for a term of years, renewable forever, or otherwise, and yielding such rent, and on such terms and conditions as the court may direct; provided, that where the infant is only entitled to a part of the estate, as tenant of the particular estate, or remainderman or otherwise, all the owners of the other parts, so as to embrace the entire fee if a freehold estate, or the whole term if leasehold, assent to the passing of such decree.

A proceeding under this section, contrasted with a proceeding under sec. 243—see notes thereto. *Newbold v. Schlens*, 66 Md. 588.

See notes to sec. 65.

An. Code, sec. 61. 1904, sec. 57. 1888, sec. 52. 1831, ch. 311, sec. 3.

**63.** Any infant who may presumptively or apparently for the time being entitled to any contingent or other remainder, or any executory devise, use or trust in any lands or chattels real, may claim a decree for a demise under the preceding section.

An. Code, sec. 62. 1904, sec. 58. 1888, sec. 53. 1831, ch. 311, sec. 3.

**64.** Any person of full age, apparently or presumptively for the time being entitled to any contingent or other remainder, reversion or executory devise in the lands or chattels real, mentioned in the two preceding sections, may assent to a demise or a decree therefor on behalf of such estate to which he is so presumptively or apparently entitled.

An. Code, sec. 63. 1904, sec. 59. 1888, sec. 54. 1831, ch. 311, secs. 4, 5.

**65.** Where the owner of the particular estate for life or years, or for other estate, is of full age, the court may, on his application, and with the consent of all the owners of the other parts of the estate, decree a demise;